

EAST DONEGAL TOWNSHIP

April 6, 2017

Minutes

Time: 6:30 P.M.

Place: Township Building

Attending Members: Guinivan, Brubaker, Johnstin, Hess, Kling and Shellenberger

Absent: Charles Engle

Township Staff: Craig Underwood, Township Zoning Officer

Other Attendance as attached.

The meeting was called to order at 6:30 p.m. by Vice Chairman, Guinivan who proceeded to announced that there were two (2) Briefing Items and no (0) Action Items on the agenda for this meeting.

PUBLIC COMMENT -

None

APPROVAL OF THE FEBRUARY 2, 2017 MINUTES

By motion Mr. Kling and seconded by Mr. Hess the February 2, 2017 meeting minutes were approved. Motion carried.

BRIEFING/ACTION ITEM

1. Conditional Use request for Robert Kline, d.b.a. Kline's Mobilehome Park, 3287 Maytown Road.

The request is to expand the existing mobilehome park to include a singular vacant lot adjacent to the existing mobilehome park. The expansion will include the placement of one (1) additional mobile home on the vacant lot to be included in the existing mobilehome park.

Ms. Stacey Betts, Esq. was present to present the case. Ms. Betts gave an introduction and background as the history and intentions of Mr. Kline.

Ms. Betts indicated that Mr. Kline was the owner of the existing mobilehome park property since 1973. In 2014, Mr. Kline purchased the property identified as 3287 Maytown Road which at the time contained a single-family dwelling. Mr. Kline has since razed the dwelling such that the property is vacant of any structures.

It is Mr. Kline's intention to add the parcel to the existing mobilehome park and place a single mobile home dwelling on the vacant land.

As part of this process, the adding of the existing single parcel onto the existing mobilehome park requires a conditional use approval as this is considered an expansion of the mobilehome park.

Ms. Betts has indicated that the lot add-on that would occur following an approval from the Township for the conditional use, will comply with all of the ordinances related to such improvements including, but not limited to approval of an additional sewer connection and the bulk and area requirements set forth in Section 932 of the Township Zoning Ordinance under specific criteria under which mobile home parks must comply.

There was further discussion related to parking and ingress and egress from the property.

As this was a Briefing Item, no action was taken.

2. Rezoning Donsco Property, 119 South Jacob Street. This petition is to rezone a 61.3 acre tract of land from Agriculture to Industrial and R-3 (Urban Extension Residential. The property is located adjacent to the industrial district in Mount Joy Borough.

Mr. Bill Swiernik, DM/A was present and provided an introduction and background to this application.

Mr. Swiernik that this application involves 61.3 acres of land currently zoned as A – Agriculture. The proposal is to change the zoning of this parcel from Agriculture to Industrial (I) and Urban Extension Residential (R-3).

Currently, there is adjacent land in Mount Joy Borough that is owned by the petitioner, Donsco, Inc. and is currently zoned Light Industrial. Insofar as Donsco, Inc. is now trying to market both properties. Donsco felt that the rezoning of the property in East Donegal Township would be more beneficial to both themselves from a marketing standpoint and East Donegal Township as most of the viable industrially zoned land in the Township is already developed. Since this parcel is immediately adjacent to an Industrial zoning district (albeit, in another municipality), it would make sense to rezone this parcel for potential development. There currently is no development or improvements planned or under consideration for either the Mount Joy Borough or East Donegal Township parcel.

There was further discussion related to traffic patterns and transportation routes as well as stormwater management.

As this was a Briefing Item, no action was taken.

OTHER BUSINESS

Zoning Ordinance review – Mr. Underwood brought the Commission up to speed on where the review stood. Mr. Underwood stated that all Boards and the Commission have received draft copies of the significant changes for review. Should there be no further suggestions, comments or questions, the entire draft of amendments would go to the Township Solicitor for formatting for consideration and adoption.

There being no further business, a motion was made by Mr. Brubaker and seconded by Mr. Johnstin to adjourn the meeting at 7:21 PM. Motion was carried.

Respectfully Submitted,
Craig Underwood, Township Zoning Officer

THE NEXT MEETING OF THE EAST DONEGAL TOWNSHIP PLANNING COMMISSION WILL BE HELD ON MAY 4, 2017 AT 6:30 P.M.